

AGENDA

SPECIAL COMMITTEE ON RIVERFRONT ACTIVITIES AND BASEBALL

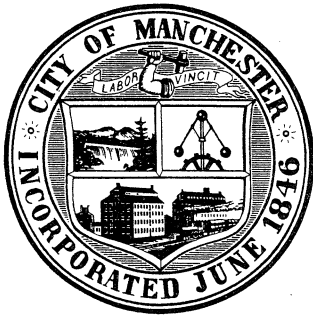
October 4, 2004

**Aldermen Lopez, Gatsas,
Guinta, DeVries, Smith**

5:15 PM

**Aldermanic Chambers
City Hall (3rd Floor)**

1. Chairman Lopez calls the meeting to order.
2. The Clerk calls the roll.
3. Project updates provided by Frank Thomas, Public Works Director, as follows:
 - a) Baseball Stadium Project;
 - b) Gill Stadium Project; and
 - c) Financials.
4. Communication from Ron Ludwig, Director of Parks, Recreation & Cemetery, providing an update on the conversion of Gill Stadium.
Ladies and Gentlemen, what is your pleasure?
5. Any other business which may come before the Committee.
6. If there is no further business, a motion is in order to adjourn.



**City of Manchester
Department of Highways**

227 Maple Street
Manchester, New Hampshire 03103-5596
(603) 624-6444 Fax # (603) 624-6487

Commission

Edward J. Beleski
- Chairman
Henry R. Bourgeois
William F. Kelley
Michael W. Lowry
William A. Varkas

Frank C. Thomas, P.E.
Public Works Director

Kevin A. Sheppard, P.E.
Deputy Public Works Director

Memorandum

to: Special Riverfront Development Committee
Alderman Michael Lopez, Chmn.

from: Frank C. Thomas, P.E.
Public Works Director

FTC

date: September 29, 2004

no: #04-119

subject: *Stadium Project – Status Report*

Attached is a copy of the Stadium Project Expenditure Report by activity and by vendor. This report has been updated to reflect payments through September. There has been no change that we are aware of for the overall project budget, which was furnished at the last Committee Meeting.

Also attached is a written status report by Mike Castagna who is providing project oversight for the City. In addition to this written status report, Mr. Castagna will be at the meeting to answer any questions.

The Gill Stadium Project is basically complete. A preliminary walk through of the facility took place on Thursday, September 23rd, 2004 with representatives of Harvey Construction, Parsons Brinckerhoff (PB), Parks & Recreation, and Highway. This walk through took place while representatives of the Team were still there preparing the facility for turnover in order for us to identify any issues that they were not aware of. Most of the issues identified have been or will be addressed shortly. Harvey Construction has agreed to assume the turf warranty. Written documentation to this effect is expected shortly. In the interim, we will continue to hold Harvey's retainage. A formal walk through of the facility with Alderman Smith will take place in the near future. Lastly, the Central High Football Team is utilizing the facility.

September 29, 2004
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I feel that the Parks, Recreation and Cemetery Department should be praised for the outstanding work that they performed in getting Gill Stadium converted over from baseball to football. They did an outstanding job doing this conversion without the benefit of past experience. In addition, by utilizing the new grooming equipment that was obtained as part of the Memorial Field Project, they were able to groom both the West Field and the Gill Stadium Field to a satisfactory level.

Bob Brooks from PB who represents 6 to 4 to 3 will be in attendance to give a verbal status report and to answer any questions you may have on the Project.

If you have any specific questions or require any additional information, feel free to contact this Department.

/c

Encl.

Baseball Stadium Project

Budget	\$4,042,000	\$3,150,000	\$1,000,000	\$850,000	\$1,144,000	\$19,000,000	\$324,000	\$29,510,000
Requisition	Engineering	Gill Stadium	Rule 58 Gill	City Gill	Land Acquisition	New Stadium	Misc. Legal Bonding	Total
#1	\$503,153.38	\$209,318.00						\$712,471.38
#2					\$1,143,915.00			\$1,143,915.00
#3	\$514,943.46							\$514,943.46
#4		\$801,153.19	\$123,624.81					\$924,778.00
Bonding							\$4,385.80	\$4,385.80
Legal							\$319,541.38	\$319,541.38
#5	\$32,473.36							\$32,473.36
#6		\$444,760.78	\$21,035.72					\$465,796.50
#7	\$354,092.90							\$354,092.90
#8	\$95,395.75							\$95,395.75
#9	\$102,971.36							\$102,971.36
#10		\$326,145.00	\$110,103.95					\$436,248.95
#11	\$55,586.92							\$55,586.92
#12	\$76,218.46							\$76,218.46
#13						No Payment Due		\$0.00
#14	\$113,112.37							\$113,112.37

Baseball Stadium Project

Requisition	Engineering	Gill Stadium	Rule 58 Gill	City Gill	Land Acquisition	New Stadium	Legal Bonding	Total
Castagna #1	\$2,063.75							\$2,063.75
#15	\$11,974.59							\$11,974.59
#16	\$54,419.98							\$54,419.98
#17		\$61,486.23	\$290,468.59	\$213,014.88				\$564,969.70
Castagna #2	\$3,705.00							\$3,705.00
PB # 1 City				\$2,247.75				\$2,247.75
PB # 2 City				\$840.00				\$840.00
#18		\$881,654.74	\$120,386.83	\$115,104.58				\$1,117,146.15
#19	\$169,830.71							\$169,830.71
Castagna #3	\$5,397.50							\$5,397.50
#20	\$16,666.00							\$16,666.00
#21	\$4,363.96							\$4,363.96
#22	\$66,594.71							\$66,594.71
Security				\$9,161.75				\$9,161.75
Castagna #4	\$2,291.25							\$2,291.25
#23	\$146,331.18							\$146,331.18
#24		\$477,283.83	\$53,888.21	\$53,492.82				\$584,664.86

Baseball Stadium Project

Requisition	Engineering	Gill Stadium	Rule 58 Gill	City Gill	Land Acquisition	New Stadium	Legal Bonding	Total
#25	\$12,840.70							\$12,840.70
CLD # 1 City				\$21,999.78				\$21,999.78
#26								\$0.00
#27								\$0.00
#28	\$38,642.10							\$38,642.10
#29	\$12,229.11							\$12,229.11
#30	\$41,620.92							\$41,620.92
#31	\$58,681.44							\$58,681.44
#32		\$67,546.19		\$74,639.31				\$142,185.50
#33	\$110,203.36							\$110,203.36
#34						\$477,589.00		\$477,589.00
#35	\$31,443.96							\$31,443.96
Security # 2				\$87.50				\$87.50
Castagna # 5	\$3,201.25							\$3,201.25
Castagna # 6	\$5,154.50							\$5,154.50
#36	17275.02							\$17,275.02
#37						\$790,463.00		\$790,463.00
#38	\$35,313.60							\$35,313.60
Miller 1 & 2	\$6,175.10							\$6,175.10

Baseball Stadium Project

Requisition	Engineering	Gill Stadium	Rule 58 Gill	City Gill	Land Acquisition	New Stadium	Legal Bonding	Total
# 39	\$43,171.01							\$43,171.01
# 40	\$105,526.71							\$105,526.71
#41		\$17,130.24		\$172,879.03				\$190,009.27
#42						\$1,283,352.00		\$1,283,352.00
Castagna # 7	\$5,492.50							\$5,492.50
# 43								
#44	\$1,231.18							\$1,231.18
Miller	\$13,800.76							\$13,800.76
# 47			(\$54,819.30)	\$138,710.61				\$83,891.31
#48	\$104,751.63							\$104,751.63
Castagna # 8	\$6,205.85							\$6,205.85
Totals	\$2,984,547.29	\$3,286,478.20	\$664,688.81	\$802,178.01	\$1,143,915.00	\$2,551,404.00	\$323,927.18	\$11,757,138.49

Stadium Invoices by Vendors

Bonding	Land	Kimball Chase	TF Moran	HNTB	Harvey Preconst.	Harvey	GZA	H & A	CDL	CDL City
		1	1	1	3	1	3	3	21	\$21,999.78
\$1,789.00	2	\$34,190.57	\$43,322.40	\$375,642.41	\$42,559.28	\$209,318.00	\$44,303.98	\$31,875.00	\$4,363.96	
\$2,596.80	2	\$102,971.36	\$23,367.62	\$372,837.58		\$924,778.00	\$95,395.75	\$27,812.90	\$58,681.44	
	2		11	\$326,280.00		\$465,796.50		\$11,974.59	\$17,275.02	
				14		\$436,248.95		\$12,229.11		
				19		\$564,969.70		\$43,171.01		
				23		\$1,117,146.15		\$104,751.63		
				33		\$584,664.86				
				40		\$142,185.50				
				47		\$190,009.27				
\$4,385.80	\$1,143,915.00	\$137,161.93	\$122,276.94	\$1,803,655.63	\$42,559.28	\$4,635,116.93	\$139,699.73	\$231,814.24	\$80,320.42	\$21,999.78

PB City	PB	Visions	Castagna	Security	Carnes	Payton	Legal	Miller		
\$2,247.75	5	1	\$2,063.75	\$9,161.75	25	\$477,589.00	\$319,541.38	\$6,175.10		
\$840.00	12	20	\$3,705.00	\$87.50	37	\$790,463.00		\$13,800.76		
	15		\$5,397.50		42	\$1,283,352.00				
	22		\$2,291.25							
	28		\$3,201.25							
	30		\$5,154.50							
	35		\$5,492.50							
	38		\$6,025.85							
	44									
\$3,087.75	\$377,958.27	\$66,664.00	\$33,331.60	\$9,249.25	\$12,840.70	\$2,551,404.00	\$319,541.38	\$19,975.86	\$11,756,958.49	



Memo

To: Frank Thomas
From: Michael Castagna
CC:
Date: September 29, 2004
Re: Riverfront Stadium & Gill Stadium Progress Update

The following is a progress update of facility issues at Gill Stadium and the New Riverfront Stadium

Gill Stadium

- The field has been converted for football; Parks & Rec. have spearheaded the work with the help of Harvey Construction and the field consultant used at Memorial High School. The bleachers are in the process of being relocated to the north side of the football field
- The stair tower structure will be completed by Friday October 1st. remaining work will be painting of rails, fencing on roof and final clean up.
- Punch list items are being reviewed; preliminary walkthrough took place on September 23rd. with Harvey, The Fishercats, Parks & Rec., and Parsons Brinckerhoff. A final walkthrough will be scheduled soon as a final turnover to the city
- Cairns will take care of erosion damage to lawn embankment adjacent to parking lot on Beech St. side. 10/8/04
- Electrical box cover near ceiling in Men's room: By 10/8/04.
- Removal of press box access stair by 10/8/04.

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- Provide City with O&M Manuals and review winterization procedure with staff: by 10/15/04.
- Final inspections by fire dept. & build depts. 10/15/04.

Riverfront Stadium

- Pile caps and grade beams continue to be poured, the dugout walls are 75% complete, steel is erected along first base to the west side of the dugout
- The outfield wall is 60% complete to date.
- The field will begin to be installed on October 4th. The stadium seating structure will begin installation approximately the second week of November
- The road has started; the water line is in progress, PSNH duct bank to begin October 4th. Subsurface drainage system is approximately 60% complete
- The contaminated material from the road excavation has been removed from the site, the balance of the loam containing lead will be removed within the next 2 weeks



CITY OF MANCHESTER
Parks, Recreation & Cemetery Department

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Manchester, NH 03104-5491
(603) 624-6565 Administrative Office
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(603) 624-6569 Fax

COMMISSION

George "Butch" Joseph, Chairman
Steve Johnson, Clerk
Michael Worsley
Dennis Smith
Sandra Lambert
Ronald Ludwig, Director

September 20, 2004

Special Committee on Baseball
Alderman Mike Lopez, Chairman
One City Hall Plaza
Manchester, NH 03110

Re: Update on Conversion of Gill Stadium

Dear Alderman Lopez and Committee Members,

The Department has been asked by the Special Committee on Baseball to respond to some questions relative to the field being converted for Football and Soccer use. As the Committee is aware the Department had requested approximately \$75,000.00 to \$100,000.00 for various items needed to work on and maintain the field. The Department has yet to hear on that request. The Department has been working diligently at attempting to familiarize itself with whatever is necessary to accomplish the changeover regardless of the costs at this point. All utilities at Gill Stadium will be turned back over to the City as of September 24, 2004.

We are prepared to move the bleachers located at the west end of the baseball field to the visitor side of the field. Several items will need to be addressed to accomplish this move. The new bleachers were modified to accommodate baseball seating. Plastic sheeting and plywood will need to be placed under the bleachers prior to moving them. Railings that were removed from the bleachers will need to be reinstalled prior to use on the north side of the field. The Staff is also deliberating on whether or not to allow food and beverages on the synthetic turf. At this point the Manufacturers suggest that owners and field operators discourage the use of food and drink on synthetic surfaces. These items could adversely effect the field's performance and shorten the anticipated life.

The Department has also made provisions to change over the Sliding boxes and Pitchers Mound to synthetic turf. This conversion should take place on September 23, 2004 and should be completed in two to three days.

Football Goal Posts will need to be installed and provisions to have the field professionally lined for football and soccer are in place. It is anticipated that after the initial lining, assuming the correct lining equipment is purchased, the Parks and Recreation Department staff would line the field for subsequent events. Provisions to provide temporary spectator fencing are being made,

given the new surface does not allow posts to be driven into the turf. These items will take place the week of September 20, 2004 as well.

The Parks and Recreation Department has been in constant contact with the Manchester School District Athletic Department relative to scheduling. At this time the Department is attempting to have the field ready for it's first game on October 1, 2004. Should the field be ready sooner the Department would notify the School District.

Hopefully this answers some of the questions the Committee may have as it relates to converting the field at Gill Stadium.

Sincerely,

A handwritten signature in black ink, appearing to be 'R. Ludwig', written in a cursive style.

Ronald E. Ludwig
Director